APARTMENTS - UNFURNISHED.

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TWO of the finest buildings on Park Avenue have been sold to a group of individuals to be operated on the co-operative plan. A few apartments are still available for purchase at prices ranging from Apartments contain 3 and 4 master's bedrooms, adequate servants' accommodations and private laundries, Plans and further particulars on application.

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Above 59th St .- 5th Av. to North River

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305 West End Avenue at 74th Street

A Residential Hotel JUST COMPLETED

Suites of two or more rooms with Superior Hotel service.

A few One room apartments

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Fort Washington Ave. at the Cor. of 183rd St. FINE APARTMENTS

Of 3, 4 and 5 Rooms

RECENTLY completed and now ready for occupancy, the FORT TRYON ARMS is a splendid example of ultra-modern apartment house construction. Rooms are gratifyingly large, light, well eqipped with closets. 24-hour elevator service. Rentals \$105 to \$175. Representative on Premise

57 WEST 68TH ST.

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1974 Broadway At 67th St. ALONO MONOMENTO MONOMENTO

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6, 7 and 8 Enems.
82,500 to 82,200.
Apply on premises, or
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Apartments Furnished and Unfurnished

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Ready for Occupancy
ELEVATOR APARTMENTS
Overlooking the Hudson.
Beautiful Homelike Dwellings. Every Modern
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Improvement. NEW BUILDING

3-4-5 ROOMS

Exceptionally well arranged suites.
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CHAS. S. KOHLER, INC.
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382 WADSWORTH AV.

7 Beautiful Rooms, \$1,600

Apply Superintendent, on pre Borough of Bronx.

720 WEST 170th ST

Heights, Above 125th West of 8th Av.

SLAWSON&HOBBS 162 West 72d St. Tel. 7240 Cole THE HAMILTON 420 RIVERSIDE DRIVE, 114 St. Corner Apartment. 6 rooms, 2 baths, \$3,200.

255 WEST 108th STREET, S rooms, 2 baths, \$3,800. Vacant.

600 WEST 116th STREET, 5 rooms, 2 baths, \$2,400. Immediate possession.

304 WEST 92d STREET. 7 rooms, 2 baths, \$3,300. 5 rooms, 2 baths, \$2,500.

789 WEST END AVENUE, 5 rooms and bath, \$3,000.

270 CONVENT AVENUE,

545 WEST 125th STREET, Near Manhattan Street. Subway Station. s, kitchenette and bath, \$900,

3 WEST 108th STREET, Near Central Park.
6 rooms and bath, \$1,200.
Possession at once.

#### Three New Buildings JUST COMPLETED NOW LEASING

105th St. & Riverside Drive 4, 5 and 6 Rooms. 220 WEST 71ST ST. b. Broadway and West End a 3 and 4 Rooms.

884 West End Avenue 6 and 7 Rooms Reasonable Rentals. Immediate Occupance

These apartments have large rooms, closets and every modern improvement; reasonable rentals. Other 2 and 7 room apartments in our various buildings for rent. Immediate occupancy.

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Riverside Drive & 100th St. 10 ROOMS, 3 BATHS Exceptionally well laid out— large and perfectly ventilated. Southwestern exposure.

11 ROOMS, 3 BATHS Fine corner apartment, all outside rooms, with spacious closet rooms.

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**New Law Apartments** 115 West 117th St. 2 ROOM APARTMENTS.

New Building

Ready for Occupancy 5 ROOM APARTMENTS Block Front Concourse, 171st-172d Sts. All Modern Improvements,

2 Blocks East of 170th St.
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SHOW YOUR FAMILY THE NEW

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The Queensboro Corporation Manhattan Office 50 E. 42nd St., cor. Madison Telephone Murray Hill 700 Jackson Heights Office Opp. 25th St. Subway Station Telephone Newtown 2501

MELROSE COURT C GARDEN **APARTMENTS** 

163D ST, and TELLER AVE. North of 161st St. Cresstown 4, 5, 6 & 7 ROOMS \$92 TO \$145 NIEWENHOUS REALTY CORP., 316 EAST 161ST ST.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

BROOKS & MOMAND.
REAL ESTATE MORTGAGES.
OADWAY. PHONE RECTOR 2267.
ALE—Second mortgage \$125,000, payin substantial semi-annual instal-

150 Broadway.

FIRST MORTGAGE MONEY.

Private fund: Broax or Heights apartments; also other funds: reasonable charges.

M. MORGENTHAU, JR., CO., 206 Broadway. Cortlandt 3566.

WANTED, to borrow \$25,000 to \$36,000 on \$5 to 10 new houses, costing \$5,000 each to build; first mortgage of \$3,000 on each house.

Address O. B. FYFE, 1270 Broadway, N. Y.

WANTED. C., room 1109.

WANTED to borrow \$6,000 on improved farming property at Lake Mahopac; valued at \$25,000. Apply Dr. H. E. WESTBAY. 219 West 71st et.

\$15,000 MORTGAGE WANTED.

We want to get \$15,000 on first mortgage; unquestioned security; reasonable bonus paid; private inventor preferred. D E 416 Heraid, 280 Broadway.

CITY REAL ESTATE.

D. KEMPNER & SON, INC. Real estate in all its branches, 522 5th av. Murray Hill 4015. Downtown Business Real Estate. C. F. NOYES CO., William street. Phone 200 John EARLE & CALHOUN, REAL ESTATE, 212 W. 72D ST. TEL, 5116 COLUMBUS

THE QUEENSBORO CORPORATION, 50 East 42d st., cor. Madison av. From Battery to 14th St., Inclusive ADJOINING 5TH AV., best block below 14th, full sized house, perfect condition; hardwood floor, electric lights, 3 baths, butler's extension; possession; price less than house could be built for. Riker, 11 East 10th.

AMER. REALTY CO., 200 Broadway, buys choice Manhattan and Broax properties.

CHANCE, LARGE PROFITS, vicinity of Wall st.; store and office building; rents \$77,000; price \$315,000; this property shows a very large clear profit; will pay you to investigate.

H. T. WOOD, 220 BROADWAY.

CORNER-6 STORY BUILDING, \$50,000.

Electric elevator: Immediate, progression. CORNER-4 STORY BUILDING, £50,000. Electric elevator; immediate possession, magnificent light, reasonable mortgage terms. See Horatto st., at 5th av. SNOW-BER & CO., sole agents, 880 6th av. EXCEPTIONAL opportunity, 129 West 12th st., dwelling, five floors, with slight aiterations will bring \$12,000 rental; price \$35,000. EDWARD S. FOLEY, 203 West 14th. Tel. 3856 Chelsea.

\$12,009; 50 Morton at., price \$12

ATENTION—LARGE PROFITS.

Vicinity of Broadway-50th st.—Elevator apartment house, 4, 5 and 6 rooms; rents \$31,000; price \$150,000.

Vicinity 5th av.-50th st.—Apartment house; rests \$15,600; expenses \$6,500. Price \$55,000.

Convenient to Broadway-103d st.—Apartment house, 3 and 4 rooms; rents \$15,500; expenses \$4,600, price \$56,000.

Vicinity Broadway-110th st.—Apartment house, 5 and 6 rooms; rents \$15,500; expenses \$4,500; price \$36,000.

Vicinity Broadway-135th st.—Apartment house, 4 and 5 rooms (no head); rents \$8,500; price \$42,500.

Fine large Fort Washington av. corner elevator apartment house, 4, 6 and 6 rooms; rents \$62,500; price \$32,500.

A very fine large, desirable Broadway corner elevator apartment house, 4, 6 and 6 rooms; rents \$62,500; price \$32,500.

A very fine large, desirable Broadway corner elevator apartment house, 10 of stores, for sale very cheap for cash, 6r will exchange for other property. Also other bargains, large and small. Will pay you to investigate.

H. T. WOOD, 220 BROADWAY.

H. T. WOOD, 220 BROADWAY. BARGAIN, near 23d st. and Sth av., 5 story triple flats. 25x100; excellent condition. asking \$40,000; rent \$4,800; must be sold to close estate. H. V. MEAD & CO., 597 Sth av.

PLOT, 50x160, in Chelsea section, near docks, with 4 story buildings; suitable for altera-tion into garage or warehouse; price \$25,000; may terms. JOHN P. PEEL CO., 362 West TWO 3 story excellent houses, each f0x95; price \$18,000 each, \$7,000 cash; near 7th av-14th st. subway express, DUROSS CO., 105 W. 14th.

TWENTY foot 4 story dwellings, 50's, near Madison av. Murray Hill 4639.

51ST ST., near 9th av.—Four story and basement, parlor and basement, 8 rooms and bath, 3 apartments, 5 rooms and bath, 3 apartments, 5 rooms and bath, 19 rooms and bath, 6 CO., 142 West 125th.

19TH ST., BET. STH AND 9TH AVS.
Three story and basement dwelling, suitable furnished rooms or boarding house; price \$17,500; cash \$5,000; possession.

3. ARTHUR FISCHER, 890 6th av.

48TH ST., 117-119 WEST.
Excellent investment, 19 years' lease for sale, 6 story building, 2 stores, upper show-room, offices, club room, apartment. A. PAUL, 741 Lexington av. Telephone 4067

CITY REAL ESTATE.

FOUR story and basement, near Drive; electricity, parquet floors; just redecorated vacant; price \$18,000; cash \$4,000. COUGHLAN & CLESBY, 200 West 72d. FIVE story house, 50x100, adjoining Broad way corner; very cheap, with easy terms SLAWSON & HOBBS, 162 W. 72d st. Tel. 7240 Columbus.

Fully furnished and occupied by selected rooming tenants; finely located at 124 West 77th st., between Columbus and Amsterdam avs.; 4 story, 20 foot dwelling; 4 baths steam heat, electric light, &c.; price \$35,00 for property, furniture and going business \$19,500 cash, mortgage \$24,509 for 5 years Apply to owner on premises.

NEAR Morningside Park, three story brown-stone dwelling, ten rooms, two tiled baths, electric light; immediate possession; price \$16,500, terms. 6,500, terms, PORTER & CO., 159 West 125th St. TO CLOSE ESTATE.

NUSUAL 4 STY & BASEM'T DWELLING, West 90s, perfect condition, new steam West 80s, perfect condition, new steam beating plant, parquet floors; possession. Address GWNER, 388 Horald, Herald sq. 4 story and basement, West Side, 21 rooms, 7 baths, electricity, parquet floors, good for rooming; price \$30,000 cash, \$5,600, SOUGHLAN & CLISH, 200 West 72d. STH. West, adjoining Drive—My beautiful modern 5 story American basement, \$39,750; erms; unoccupied. SCHWAB, 167 W. Sth st.

Washington Heights, Above 125th St., West of 8th Av.

Above 59th St.-5th Av. to East River.

\$5.000 cash will purchase 3d av. flat, near 104th st., with atores; hot water supply; rent \$3,800; price \$22,500; balance, one mort-PORTER & CO., 159 West 125th St. Above 59th St .- 5th Av. to North River.

DWELLING, near West 86th st. subway and "Li" carellest "Li" carellest condition: electric Heat, parquet floors throughout; possession October 1; price \$24,006, GEO, A. BOWMAN, 115 W. 42d.

PORTER & CO., 159 West 125th st.

Seventh av. corner elevator apartment, be-low 125th st. (100x100), six story, five stores; line condition; rent \$45,000; price \$265,000; 10 per cent cash, balance, one mortgage. PORTER & CO., 159 West 125th St.

THREE story, 10 rooms, near Amsterdam; price \$17,000; \$6,000 cash; possession any time, LEONARD MORGAN COMPANY, INC., 1906 Broadway.

TRIFICE apartment, West 1836; rent \$6,000; price \$28,500. FERIMUE, 2257 7th av.

88th st.

93D ST., 204 W., between Brondway and
West End av.; 19x109; five story American
basement, 3 bathrooms, 2 story butler's pantry and bathroom extension; hardwood floors
and electric light; modern fi every way, immediate possession; seen any day between
19-5. Price 805,009, JOSEPH G. ABRAMSON, 46 W. 46th. Tel. Bryant 4694.

A SAFE INVESTMENT.
Two five story flats, opposite Park, West
Side; very low rents; monthly tenants;
88,100 annually, Price \$17,000; \$10,000 cash.
Tiled baths, electric light. RYAN & CO.,
142 West 125th. ATTRACTIVE bargains in 1, 2 and 3 family houses; \$13.000 and up; Washington Heights; terms. WM. BURNS, 3483 Broadway. Aud. 4021.

DWELLING, 10 rooms, electricity; lot 30x 100; West 228th, Manhattan; \$11,500; immediate possession. Particulars HUGHES, 322 West 42d.

PURE 50 A. V. OLEON, 2815 Farragut road. FlatTBUSH—For sale, on piot 160x160, house. 12 rooms, 2 hatin, electricity; enclosed porch, near Newkitz station, Pichot sond, and the porch, near Newkitz station, electricity; hot 30x 100; West 228th, Manhattan; \$11,500; immediate possession. Particulars HUGHES, 322 West 42d.

B. HUME, 312 West 60th st., New York. 222 West 424,
FIVE story 50 foot front; 20 families; built
by owner; pink of condition; vicinity 181ss
t. St. Nicholas av.; Fonts over 314,000; an
exceptionally good property; \$25,000 cash
needed, balance mortgage. PITZFATRICK,
31 North st., Bronx.

FOUR lots, southeast corner 178th st. and Fort Washington aw.; 3 story basement house; garnge, carriage house; good for permanent home, building purposes; great opportunity for a physician. Owner, suite 415, 1499 Broadway. WEST 177TH ST., between Haven av. and Liverside Drive. Large house to let; uninterrupted view of Drive, park and Hudson River; beautiful grounds. Address FOGEL, 900 West 177th st.

con mortgage \$10,000. Buitable for ancetion, Sacrifice.

Fix Sacrifice.

Fix seven rooms and bath double
flat, 32x100. Rent \$5,000. Five year mortgage; \$12,000 cash. Can be bought for less
than assessed value. Act quick.

Dol100, new law, 4 and 5 room apartments.
Font low, \$4,000. Mortgage \$44,000. Price
\$55,000. Fine investment, good speculation.
Flot 75x100; Times square section. Four
ators tenements, \$50,000. Terms.

\$300,000 to loan on first mortgages. Roasgnable charges. A. W. MILLER & CO.,
\$58 Sth av. Circle 801.

\$5,000 CASH buys five story double flat,
balance on mortgage; easy terms. W. balance on mortgage; easy terms. LANSON ALEXANDER, 503 5th av.

CITY REAL ESTATE.

Spuyten Duyvil and Riverdale

AST Side corner for sale, on lot 23 by 100: premises rent for \$2,500; stores and dwellings only \$5,000 cash necessary to purchase, slance on terms to ault purchaser. G 1610

Id, Brooklyn.

THOUSAND DOLLARS cash in prizes
the best descriptions of "Norwood Gar"
the most artistic home idea ever
oped in New York city. See announcein Real Estate section.

ATTENTION, Investors:—Six story new law apartment; 24 spartments, 3 and 4 rooms; ill improvements; Melrose section; rentilo,300; crice \$38,000; cash required \$12,000; share of the section; and the section of the sect

ACCOUNT needing ready cash high class 5 story apartment house, 45x100, 1-5-4x, all latest improvements; ortigage 82,000; renta about \$11,000; terms SCHWAB, 539 E. 169th st.

all modern improvements; unrestricted district of Riverdale on Hudson; completed April 20. JOHN J. KENNEDTY, Mosholu av. and Broadway. Phone 1190 Kingsbridge.

BARGAIN.—Taxpayer, with two large stores and three rooms attached to each; improved; also an extra vacant lot; must be sold to close out estate. I. ROSENBLUTH, 1444 Lexington av. Herald, Bronx.

EIGHT family house, in best condition; six

rooms each; steam, electric light; rents \$4,200; price \$25,000. GRAF, 279 3d av. FEATHERBED LANE corner, cellar depth 9,600 fest; \$16,000, HUSTON, 317 W. 145th

EXCELLENT home building proposition Cedar av.; lot \$1,890. HUSTON, 317 Wes GARAGES-10,000 to 20,000 square feet, di-rect from builder and opened for business, for sale or lease for long term. SHARROTT & THOM, 449 East 149th st. HARLEM—Three story house, \$10,000; \$3,000 cash required. BARNETT, 11 E. 155th. eash required, BARNETT, II E. 153th.

JEROME AV. lots for sale; we will build
for purchasers; call and investigate; take
Jerome av. subway and Yonkers trolley; office on the property, opposite Empire City
Fark. Write for information, BELHOLM
BUILDING CORPORATION, room 520, Proctor Building, Yonkers, N. Y.

LOTS, plots, all sizes, prices, easy terms;
locations industrial; residential; tell requirements; principals only. BUCHWALD,
53 West 117th.

LEASE—Plot 75x83, East Fordham rd., with
buildings for show room, service station,
automobile garage, repair shop or storage.

Owner, 2536 Bathgate av., Brons.

MACOMES ROAD, near 174th st., desirable

MACOMB'S ROAD, near 174th st., desirable lots, 75x130; convenient to subway and sur-face lines; exceptional opportunity; reason-able offer considered. C 774 Herald, 280

MT. HOPE SECTION
corner 95x95: 10 room dwelling
GARAGE
uire LACKMAN, 2514 Concourse, Fordroad. st.

427 East 170th st., corner Brooke av. Boulsvard—Six story brick building, 8 stores, 29 apartments; plot 45x100; rental nearly \$11,000 yearly; price \$07,000, small 5% mortgage; will make liberal terms for a quick buyer. Consider an exchange.

D. J. LYONS.

47 Brevoort place, Brooklyn.

BAY RIDGE up to date one family semi-detached house, with garage; location 82d for the average of the second second for the light, parquet floors, glass enclosed front porch; ready to occupy; price \$5,750; \$2,000 or more coals on easy terms. NORMAN ANDERSEN, 3317 5th av., near 54th st.; T721 3d av., near 78th st. Sunset 3401 and Bay Ridge 622.

BUSH TERMINAL SECTION.

15,000 sq. ft., 35,000 down, balance easy; plot 100x120, steam, electricity, possession or would lease. ELLIOTT, JR., 164 Nassau st. Beckman 2885.

BAY RIDGE—For sale, 2 family brick, 2 hose heavy strong subway; floor Ocean Farkway, Telephone Mansfield 4102.
FLATBUSH—Two family, brick; 3 minutes from Beverly road subway station of the Interborough, Nostrand av. subway; 11 rooms, 15 baths, sloam heat, electric light; possession first floor 30 days; price \$9,500, JOHN H. CLASON, 1731 Nostrand av. Flatbush 3023. Open Sunday.
FARRAGUT ROAD—Owner must sacrifice 10 room house and bath; electric light; 5 private garages on plot, 50x100; mortgage \$5,500; price \$18,500. Call Mansfield 4972 of write to A. V. OLSON, 2318 Farragut road.
FLATBUSH—For sale, on plot 100x100, house.

GREENPOINT. FINE FOR ROOMERS,
ONE PAMILY PHIVATE HOUSE,
MILTON ST. BEST RESIDENTIAL
SECTION IN GREENPOINT; II
FORMS AND BATH: FRONT PIAZZA
1 PHICE \$16,000 ONLY \$2,000 CASH
REQUIRED. FRANKLIN CHASE,
MILL MANHATTAN AV. BROOKLYN,
PHONE GREENPOINT 3049.

BUNGALOWS for sale; now; all year oc-cupancy; on water front; bulkhead and boardwalk; improvements and interior deco-rations; \$5,500, on terms; consideration for cash; Hamilton Beach, L. I. Rockaway, Heard division. Inquire M. C. SHERMAN, Hamilton Beach, L. I.

CITY REAL ESTATE.

Borough of Breeklyn-Sale or Rent.

NEW 6 or 7 room house and garage, E. 8d st. and Av. M. Flatbush; \$1,000-\$1,500 cash; \$50-\$60 monthly on balance; open daily and Sunday; 2 blocks Av. N station Culver line. CLINTON TRADING CORPORATION, 188 Remsen at Main 3640.

ORIENT POINT HOTEL, L. 1.—Garage, numerous outbuildings; buildings partly furnished; also 2 stuceo bungalows on the water front, 7 acres of ground; will sell for less than \$15,000 or trade for good income. EDWARD LYONS, 531 Nostrand av. Brooklyn.

OWNER LEAVING CITY must sell beautiful 1 family brick house, facing Prospect Park, with garage; price \$11,750; cash \$4,000. Apartment 2, 14 Lewis place, Brooklyn. Phone 10206 Flatbush. ONE THOUSAND DOLLARIS ensh in prizes for the best descriptions of "Norwood Gardens" the most artistic home idea ever developed in New York city. See announcement in Real Estate section.

PRESIDENT ST., Dear Albany av., 2 family stone, 13 rooms, 2 baths, parquet, latest improvements; garage space; nossession; near subway station; price \$19,000. E. C. KETCHAM, 26 Cortland st. Cortland 0305. 900; no disceurts; phone for appoint evenings. Miss FERRY, Baysid

rooms, parquet, electric; \$12,000. LaTayetto 654TR.

WELL built Colonial home in beautiful Flatbush; brick veneer; 50x100; all improvements; heatod garage; SACRIFICE, Call
Sunday, 1805 Ay. N. corner E. 18th st.
S FAMILY BRICK—Quincy at., near Sunmer av. "L" station, also Gates, Tompkins
and Sunner av. car lines; steam heated
halls and bathrooms; light, siry spartments; excellent investment; income \$2,600;
price \$18,600; brokers protected. Telephone
owner, 4747 Circle.

274 Decatur St., near Stuyvesant Av.—Three
story and basement brownstone residence,
in Al order throughout; il reoms and bath;
will give immediate possession; inapection

COREST HILLS GARDENS, 30 Olive place— Corner, 91203, 3 story detached brick resi-lence, 10 rooms and 3 baths; all improve-ments; asking price \$45,000; rent \$3,500 un-turnished and \$4,800 furnished, PEASE & ELLIMAN, 340 Madison av. Murray Hill

FOR SALE ON SOUND
extremely desirable 8 room house, all modern improvements; large plot; \$10,000;
owner moving West. EDWIN P. ROE,
Whitestone, L. I.

FOR SALE—Twenty room house, Rockaway Park; running water in each room; five minutes from station; half block from ocean. Particulars 6-7, phone intervale 5462. FOR SALE—Acreage, Hill section, North Jamaica; long frontage, water, electric light, OWNER, Flushing av., Lott's lane, Jamaica.
FOR sale on Sound, 190x190, 8 rooms, splendidly built pre-war home; every improvement, extremely desirable location. EDWIN P. ROE, Whitestone, L. I.

Hone OWNER, Jamaica Issaw. KEW GARDENS-Just completed, stucco dwelling, 2 blocks from station, 9 large rooms, 3 baths, large pilot of land, double garage; owner obliged to leave town; sacrifice \$85,000. J. IRVING WALSH, 73 West 11th. West 11th.

MODERN stucco semi-bungalow for sale; shady grounds; 30 minutes out; 7 rooms, improvements; near depot, beach; fireplace; possession; owner. K II Heraid, Heraid sq. II(CHMOND HILL corner, 40x00; 8 room house, steam, parquet, electricity, tiled sath, hardwood trim, court; back section of Richmond Hill; must sell at once, leaving nity; price \$8,750; mortgage \$2,000, balance ash, HENRY MEYER, 10132 Lefferts av. let, 3982 Richmond Hill.

TWO lots, 49x100 ft., Beach, 115th Rock-away Park, 250 ft from boardwalk; no re-trictions. H. LICHTENBERG, 113 W. 114th, ATTRACTIVE 5 room house, all improve-ments; fruit orchard and fine shrubbery: e-minutes to station at Great Kills; prior \$8,500, easy terms, W. P. MERRELL, tele-phone 318 Dongan Hills.

FINE seven room house, just completed; tax exempt; improvements, steam heat, largo open fireplace; adjacent bathing beach; pleasant commuting; \$7,000, easy terms. KOON, 156 Oceanic av., Eltingville, Telophone 1260 Whitehall.

MODERN house, all Improvements, six rooms and bath; owner will sacrifice, \$6,500; ex-states indebtorhood; Woodland Terrace, States Island. Address POST, Barnes av. and 9th et., Staten Island. NEW DORP, S. I.—FOR SALE.
x room bungalow, furnished, electricides and statement of the sta

REAL ESTATE-OUT OF CITY.

AN old fashioned farmhouse, partly fur-nished, with fine grounds, at Smithtown, can be rented for the season for \$250. AT BABYLON-6 room cottage with all improvements and in first class condition, with large garage and plot 75x150 fest; fine location and convenient to school and stores; \$6.500, easy terms.

Many other bargains in this vicinity.

WILLIAM E. SPRAGUE,
Sprage Building,
Babylon, Long Island.

Babyion, Long Island.

ATTRACTIVE Colonial house on Great Peconic Bay; living, dining, reception, smoking rooms, lawatories, four baths, seven beding rooms, three open fireplaces, completely furnished, equipped for all year occupancy; 2,000 feet fine sandy bathing beach with bathhouses; beautiful lawns, groves and shrubs, garden and garage: near station and golf courses. Owner cannot occupy this season and will rent for one-half its rental value to destrable tenant.

DUGAN BROTHERS, Riverhead, L. I.

A six room house and bath, all improvements except water, which is a block away; five acres of land and seven minutes walk from station; reasonable. Come or write; one block after lith st., Mrs. S. E. TERRY, Huntington, L. I.

AT FREEPORT, L.I., new summer bungalow,

AT FREEFORT, L.I., new summer bungalow, a rooms and bath, on plot 30x100.

Price \$2,250, on easy terms.

15 N. Long Beach av., Freeport, N. Y.

ATTRACTIVE corner plot, 100x125; Long Beach, Evans av., Freeport; \$1,000 cash or terms. Owher, 147 Stuyvesant av., Lyndhurst, N. J. Phone 173 Rutherford.

terms. Owner, 147 Stuyvesant av., Lyadhurst, N. J. Phone 113 Rutherford.

A fine Long Beach house, hollow tile, 12
rooms, 3 sun parfors; best locality; all improvements; near ocean. REGENT. room
1620, 33 West 22d.

ATTRACTIVELY furnished seven room prodern house, near station. Telephone Beuixvard 6208M, Forest Hills Gardens.

ALL better furnished cottages and country
house at Bay Shore and Brightwaters.

C. E. RREWSTER. Phone 302 Hay Shore.

AT Syosset—18 acres, on main highway, between Cold Spring Harbor and Hicksville;
cheap. DERSCHUCH & Co., 150 Broadway,
AT Woodmers, L. L.—Furnished house, 8
rooms, bath, garage; summer season, \$750.

B. D. HRUWSTE. Phone 3728 W. Woodmero,
BEARTIFIUL AND SUBSTANTIALLY B. D. BROWER. Phone 2725 W. WoodmeroBEAUTIFUL AND SUBSTANTIALLY
BUILT
suburban residence, il rooms, maple and
California redwood trim, all conveniences,
sun parlor; abundant shade treer; drive,
tennis court, tarage, garden, chicken run;
faces boulevard; 3 minutes to R. R. station
and golf course; owner saarifichni; cash
required \$7,000, balance easy terms. Particulars phone Penn. 6894. BRENTWOOD
REALTY CO., 1270 Broadway.

BEST located hotel and fishing station on Long Island for sale; small boats, deep sea boat, fully equipped, piers, floats and four extra houses; in excellent shape; ready for the season; chance of a lifetime. M. MUR-RAY, Wreck Lend. Tel. 96 Long Beach.

REAL ESTATE-OUT OF CITY.

Long Island-Sale or Rem. BRENTWOOD AMONG THE PINES.
Beautiful level tract, 26 acres, ready for development; mile from station; shade, fruit, main street; \$509; any terms. BOWEN, \$46 Fulton st., Brooklyn.

BAYSIDE.
TO RENT, FURNISHED.
A beautiful furnished house, seven roomind bath; rent \$000, May to October
UNDER, Bayside 1855j. BAYSHORE, L. I.—For sale, 9 room house, about 12 cultivated acres, nicely shaded, high elevation; bargain, \$8,000. DONEL-LAN, 140 Nassau st., Manhattan. PAYPORT—For sale, residence, nine rooms all improvements, fruit, shade; 1% acres; price \$7.500; satisfactory terms. GEORGE W. WEEKS, JR., Islip, L. I.

BARGAIN SALE AT ELMHURST. New T room house, tax exempt. for \$2,000 cash. HUGH TALLANT, 125 E. 48th st. New York city.

COLONIAL DWELLING
at Hempstead, L. I.
Electric express service; 41 minutes
out; large parcel of land; 2 car
garage; best neighborhood; PREWAR price. Send for particulars,
GEO. P. NORTON,
Room 301, Phone
277 Broadway, N. Y. Worth 4657.

Broadway.

DECIDED bargain, 14 room house, 4 car garage, very large plot, all modern improvements, suitable for high class rooming or boarding all year; cash necessary only \$5,000, balance easy torms; sell with or without furniture; finest locality of Far Hockaway, mear water. For particulars address Owner, box 165, Cedarhurst, L. I. DOUGLASTON—Douglaston, Manor, fine 9 room house sale; fine situation, GRIF-FITHS, Douglaston. ELEGANT house, 10 large rooms; finely laid out grounds, 150x130, with garage; short distance from station; price reasonable. inquire FRANK POWERS, Westbury, L. I.

FOR SALE-Long Beach, L. I., West End, new 9 room house; 5 minutes walk to ocean and 3 minutes to bay; newly fur-nished. Further particulars, telephone Long Beach 13, Owner, P. O. box 192, Long Beach, L. I.

FOR HENT for season, house, almost new, 8 rooms, large sunny living room, all im-provements; 3 minutes to bay; private road; \$500 per season; also house of 8 rooms, all improvements, \$500 per season; house of 9 rooms for sale with 5 acres or 20 acres; beautiful viet of bay. For all particulars inquire Box 2, REMSENBURG, Long Island. FOR SALE, at Sea Cliff, on north shore, Long Island, 10 acres of land, good residential section; near country club; water view, but a short walk from shore; old house, equipped with modern improvements, on property; could be remodelled or used to live in while building; ofer wanted. SEA CLIFF REALTY EXCHANGE, INC., box 504, Sea Cliff.

FOR sale or rent—At Southampton, valuable corner, 123 feet frontage on Main street; auitable for building stores. Commercial Hotel, fully furnished. FOR SALE—Dwelling, nicely located at Northport, L. L. C. ARTHUR PAYNE, Southampton, N. X.

FOREST HILLS GARDENS.
For sale, 1 block from station, 3 story and basement stone and hollow tile stucco house, 8 rooms and large sun parior, 2 baths; built 1918; every mediarn convenience; 15 minutes from Now York. Telephone owner for appointment, Gramercy 2811 or Boulevard 6437. FOR SALE OR LEASE—House, 6 rooms, new last November; neatly made, com-

FOR SALE-Eight room frame house, all improvements; lot 25 x 100; 8 minutes from railway station, 10 minutes by train to Pennsylvania station and 30 minutes by elevated to Grand Central station; price, \$7,000. Address, D. GORDON, 46 Way av., Corona, L. I. FOREST HILLS-KEW GARDENS-HOLLIS
"The Better Class" homes for sale,

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Seven room house with % acre land; 2 corners; elegant location, 3 minutes from station. E. J. GILLIGAN, Hotel Nassau, Mineola, L. I.
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New York.

FREEPORT, L. I.—Large 10 room house, garage; corner plot; all improvements; fine locality. For terms and particulars address K. H. McENTEE, Freeport. Phone 976 M. FOR SALE—To closs estate, house at Garden City, 11 rooms, two baths. EDWIN HARDING, Admilistrator, 43 Exchange place, New York city. HOMES, \$8,500 upward, easy terms. HYDE & BAXTER, Port Washington, L.I.

510. WELLER, 151 Wost 69th.

JAMAICA-Dwelling 7 rooms; steam heat;
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KENSINGTON, GREAT NECK-Two large
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LOCK HERE!--10 room house, all improvements; highest point in Flushing; plot 80x 100; one car garage; station 6 minutes walk. Owner, MILLER, 253 Cypress av. Flushing.

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Modern, completely improved 9 room house, walken to be seen to

Modern completely improved 9 room house, sun porch, large plot, fine residential section, 3 blocks from depot; \$16,009; terms. OWNER, 104 Union av.

MODERN BUILT SEMI-BUNGALOW Completed 1917; all conveniences, 7 rooms; plot 100x100, on Bottlevard; shade trees, hedge: easy housekeeping rooms; owner sacrificing; cash required \$5,000, balance terms to suit. Particulars, photographs, BRENT-WOOD REALTY CO., 1270 Broadway. Phone Penn. 6894.

MANHATTAN BEACH-Wonderful opportunity; family room shrad, selling very nity; family room shrad, selling very nity; family room shrad, selling very nity; family room and family family room shrad, selling very nity; family room shrad, selling very MANHATTAN BEACH—Wonderful opportunity family notes abroad selling very constitute of corner for 69x100: 8 minutes from station. All improvements immediate occupancy. Price \$18,000. ELLIOTT BATES, three lots, with or without entire furnishings; open for inspection. 227 Corbin place, Manhattan Deach.

MODERN summer cottage on Great South Bay; finely furnished, 8 rooms, bath, all improvements; \$9,000, way below replacement post. O. F. LOUCKS, Bay Shore, L. I.

OPPORTUNITY to bey home at sacrifice, 40 minutes New York; well built house, seven rooms; on large plot; lawn, shade trees, garden, barn, garage, chicken house; former price \$8,300. I need cash. To first buyer will sell \$7,250; mertrage \$3,500, three years to run. Owner, THOMAS MORRIS, 1270 Broadway, N. Y. Tel, 6714 Pennsylvania.

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30 minutes out; electric service; water front rights; 5 minutes' walk north of Manhasset

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Beautiful home at a sacrifice, baths, garage, freplace, sincre of ground on the finest the OSEPH T. FROEHLICH, compad and Lincoln av., Rectainly lightness.

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SUBURBAN home in Rockville Centre, L. I. TWO BEAUTIFULLY CONSTRUCTED HOMES

THIS INVESTMENT MUST WIN. Water front, 150 acres, \$45 per acre; TO LEASE-HO

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Well furnished homes for rent.

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65 ACRES of farming land, 45 miles out on what lines a state of the less than lines of the land in the land i

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Attractive stucce house; 10 rooms, h bather trees, ormer buyer years 1270 Harmonian between the state of the

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